To all People to whom these Presents shall come,
Joshua Warner of Williamstwn in the County of
Hampshire in New England Yeoman
Send Greeting,

KNOW YE, that I the said Joshua Warner
in Consideration of the Sum of Ninety pounds lawful money
to me in Hand paid before the Delivery hereof, by
Samuel Partridge of Hatfield in the same County Yeom
the Receipt whereof I do hereby acknowledge, Have given, granted, bargained, and
sold, and do by these Presents, give, grant, bargain, sell, and convey unto him the said
Samuel Partridge his heirs and Assigns forever a
certain tract or parcel of Land lying in that tract of land
laid out as Hatfield third division of Commons. It bounds
East on land belonging to Samuel Day North on Lot No 64.
laid out to the Widdo Fellows South on the Country road
to extend West to Joseph Wrights brook so called leaving
in the South west corner of said tract is reserved Twelve
Acres exclusive of the high way to be laid off in manner
following to begin on the South line and extend North
fifty rods and from said Lord Jos: Wrights brook to extend
East so far as to make twelve acres

To have and to Hold the said granted and bargained Premises
together with all their Appurtenances, to him the said Samuel Partridge his
Heirs and Assigns forever.
And I the said Joshua Warner
for my self and Heirs, Executors and Administrators, do hereby Covenant to
and with the said Samuel Partridge
that at the sealing hereof I am the lawful Owner of said granted Premises, with their
Appurtenances, and stand seized thereof in my own proper Right, as a good Estate in
Fee Simple, that I have lawful Right to sell the same as aforesaid, that they are free of
all Incumbrances whatever. And further, that I and my Heirs, Executors and Administrators,
shall and will warrant and defend said granted Premises
unto the said Samuel Partridge his
Heirs and Assigns forever, against the Claims of all People.

In Witness whereof I the said Joshua Warner
have hereunto set my Hand and Seal this Seventh Day of December
Anno Domini One Thousand Seven Hundred and Seventy three and in the 14th
Year of His Majesty's Reign.

Joshua Warner

Signed, Sealed and Delivered
in Presence of us

Jonathan Wood
Jr Williams

Hampshire ss Dec 7th 1773.

The above-named Joshua Warner
personally appeared and owned this Instrument to be
his free Act and Deed.

Before Jr Williams Just. Pacis.

L. Joshua Warners
deed
to L.r Jam.s Partridge
Rec.d May 19.th 1774
with Fees

Hampshire ss Springfield May 19.th 1774 Received &
registered in Lib 12 fol: 392 & examined

Test: Edw.d Dyer Chon Reg.r